



THE
A-TEAM

**RE/MAX
FIRST**

437 EVERGREEN Circle, Calgary T2Y 0H2

MLS® #: **A2178598**

Area: **Evergreen**

Listing Date: **11/12/24**

List Price: **\$1,350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar: **5,672 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Tandem,Triple Garage Attached**

DOM

1

Layout

Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dryer,Garage Control(s),Garburator,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	22`4" x 10`11"
Pantry	Main	10`6" x 7`3"
Office	Main	13`10" x 11`11"
Game Room	Basement	15`8" x 12`2"
Storage	Main	9`11" x 6`6"
Play Room	Upper	8`6" x 7`1"

Room	Level	Dimensions
Dining Room	Main	15`11" x 11`11"
Living Room	Main	15`11" x 15`7"
Family Room	Basement	22`4" x 19`10"
Exercise Room	Basement	12`7" x 9`11"
Play Room	Upper	8`6" x 7`1"
Furnace/Utility Room	Basement	10`6" x 7`6"

Laundry
Bedroom
Bedroom
2pc Bathroom
3pc Bathroom
6pc Ensuite bath

Upper
Upper
Upper
Main
Upper
Upper

9`11" x 6`11"
14`2" x 11`10"
12`5" x 10`11"

Bedroom - Primary
Bedroom
Bedroom
3pc Bathroom
4pc Ensuite bath

Upper
Upper
Basement
Basement
Upper

15`11" x 13`11"
14`2" x 11`10"
15`4" x 11`9"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

0711721

Zoning:
R-G

Remarks

Pub Rmks:

This IMMACULATE Evergreen Estates property offers over 4,400 square feet of luxurious living space, ideal for modern families and entertainers alike. Built in 2011 by California Homes, this stunning property has been meticulously maintained and boasts high-end finishes, custom built-in cabinetry, and thoughtful and classic design throughout. The chef's kitchen is a standout feature, equipped with a Wolf range and Wolf wall oven, Sub-Zero paneled fridge with two fridge drawers, an Asko paneled dishwasher, and bar fridge. The massive kitchen island serves as a focal point for meal preparation and socializing, while the walk-through pantry offers plenty of storage, a coffee bar, a full upright freezer and a convenient granite bar sink. Throughout the main floor you have site finished walnut hardwood flooring, Hunter Douglas blinds, security system, in-room audio, and under-cabinet lighting, which creates a warm and inviting atmosphere. The open-concept design features 9' ceilings on all three levels and 8' passage doors, contributing to the home's airy, expansive feel. The living room has a beautiful gas fireplace with built-ins on either side. The main level office is set up with two custom work stations. The mudroom and pantry built-ins provide both functionality and style and the powder room is perfectly located at the end of a private hallway. The upper level of this estate home features 4 bedrooms, including a private master suite with large his-and-her closets, a spa-like ensuite, and a two-sided gas fireplace that separates the master bedroom from the ensuite. The master suite also includes a private water closet. Bedrooms 2 and 3 are separated by a jack & jill bath and both bedrooms have walk-in closets and separate play and/or study areas. The private and sizeable 4th bedroom has a dedicated full bath at the end of the hall and the large upper laundry also has a convenient sink, ample storage cabinetry and a craft/sewing station. The walk-out lower level features a 5th bedroom with extra large walk-in closet, full bath, and the open concept rec room and games area, complete with a large wet bar with full-sized fridge, is perfect for entertaining. The gym could also be used as a 6th bedroom if required. The luxurious in-floor heating will add comfort during the cold winter days. The exterior is upgraded in similar fashion to the interior with gas fireplace on the large upper maintenance free deck. The lower deck has wood soffits, exposed aggregate patio and privacy blinds enclosing the hot tub. The back yard in summer is mostly private due to the extensive mature landscaping. The irrigation system will keep things green and the central air conditioning will keep you cool in the summer. The heated triple tandem garage has a rubberized epoxy coated floor and various custom storage options. Tastefully updated earlier this year, with new paint, light fixtures, and upgraded tankless water system: Come see why this Estate Home is so special.

Inclusions:
 Property Listed By:

**pantry fridge, basement fridge,
 Coldwell Banker Mountain Central**

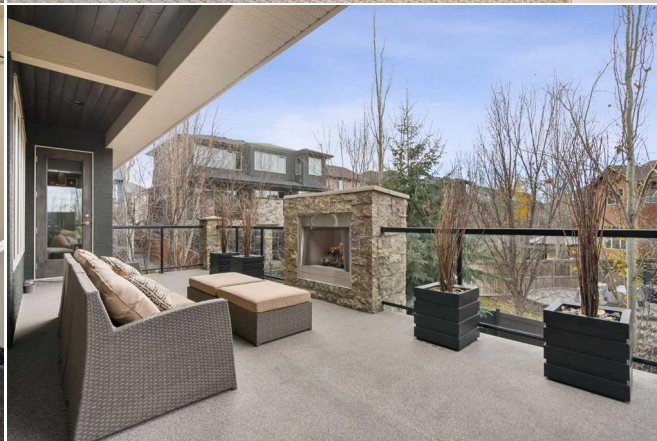
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

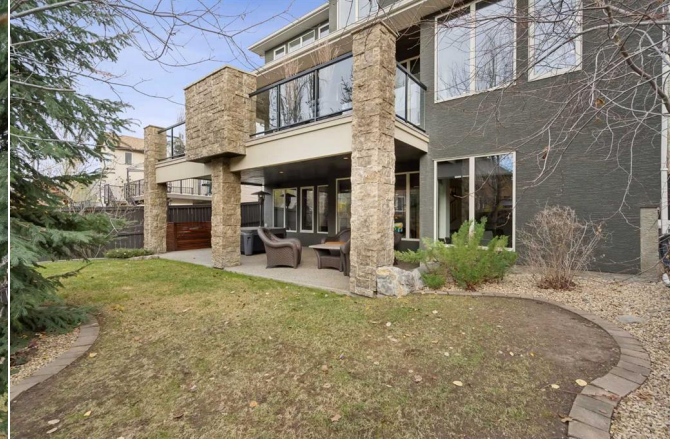












11.08.2024 - 437 EVERGREEN CIRCLE SW
MAIN 1,421.77 SQ.FT 32.08 M2
UPPER 1,750.66 SQ.FT 40.78 M2
RMS AREA 3,152.43 SQ.FT 728.86 M2
BASEMENT 1,248.16 SQ.FT 115.89 M2
TOTAL 4,400.57 SQ.FT 408.81 M2

